

City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, November 7, 2016 David Gebhard Public Meeting Room: 630 Garden Street 11:00 A.M

BOARD MEMBERS: FRED SWEENEY, *Chair*

BRIAN MILLER, Vice-Chair

BERNI BERNSTEIN LISA JAMES

JOSEPH MOTICHA
DENISE WOOLERY

CITY COUNCIL LIAISON: JASON DOMINGUEZ

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor

KATIE MAMULSKI, Planning Technician KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Fred Sweeney and Denise Woolery.

Staff present: Katie Mamulski.

REVIEW AFTER FINAL

A. 129 OLIVER RD E-3/SD-3 Zone

Assessor's Parcel Number: 041-344-005 Application Number: MST2013-00511

Owner: Ronald and Anna H. Abeles Trust

Architect: David Vanhoy

(Proposal for construction of a 2,997 square foot, two-story, single-family residence and an attached, 449 square foot, two-car garage, located on a 12,500 square foot vacant lot and within the non-appealable jurisdiction of the Coastal Zone. The proposal includes two upper level decks and a total of 1,351 cubic yards of site grading (including 1,231 cubic yards of grading beneath the building footprint and 120 cubic yards elsewhere on the site). The proposed total of 3,446 square feet is 85% of the required maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for a revision to the pedestrian entry way, seat walls and shape of path, addition of dry-stacked retaining walls, revised lighting plan, landscape revisions and a revision in design on southwest corner of the property; Project was last reviewed July 14, 2014.)

Continued indefinitely to Full Board with comments:

- 1) Provide new lighting fixtures incorporating shielding that are no higher than 18 inches from finished grade and include their respective spec sheets.
- 2) If the applicant wishes to keep the berm the project can be reviewed at the Consent level, if the applicant wishes to eliminate the berm the project will be reviewed by the Full Board.

FINAL REVIEW

В. 210 LA VISTA GRANDE

E-1 Zone

Assessor's Parcel Number: 015-130-003 Application Number: MST2015-00452 Owner: David V. Rossi Applicant: John Beauchamp Landscape Architect: Lane Goodkind

(Proposal to demolish an existing one-story, 1,644 square foot single-family residence and a 352 square foot attached two-car garage and construct a new two-level, 3,300 square foot single-family residence with an attached 486 square foot two-car garage. Also proposed are a total of 1,270 square feet of lower and upper level rear and side yard decks. The proposed total of 3,786 square feet of development on a 19,894 square foot lot in the Hillside Design District is 86% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2014-00242.)

Monday, November 7, 2016

(Final Approval is requested; Project was last reviewed October 31, 2016.)

Final Approval as submitted.

REVIEW AFTER FINAL

C. 1630 MIRA VISTA AVE

E-1 Zone

Assessor's Parcel Number: 019-090-013 Application Number: MST2016-00106 Owner: Barbara Thurman Architect: Tom Smith Applicant: Trish Allen

(Proposal to demolish the existing 544 square foot two-car garage and 47 square feet of a stairway area, and construct a new 565 square foot master suite in their place at an existing 3,180 square foot singlefamily residence. The proposal includes a new 447 square foot two-car garage and 122 square foot storage, stair, and elevator area to be located below the new master suite and to be made accessible with newly graded driveway. Also included is a 108 square foot kitchen addition at the rear of the main floor. The proposed total of 3,831 square feet, of which 50% of the partial basement garage is receiving a 50% maximum floor-to-lot area ratio (FAR) credit, on a 13,094 square foot lot is 86% of the required FAR. The proposal includes new site work, walls, steps, and an at-grade deck in the front yard. An Administrative Height Exception is requested to allow a wall that exceeds 3 1/2 feet in height to be located within 10 feet of the front property line. The project includes Staff Hearing Officer review for a zoning modification to allow the new garage and master suite above it to encroach into the interior setback.)

(Review of final details is requested; Project must comply with Staff Hearing Officer Resolution No. 045-16, and was last reviewed October 31, 2016.)

Final Approval of Review After Final details as submitted.

REVIEW AFTER FINAL

D. 821 DEERPATH RD A-2 Zone

Assessor's Parcel Number: 015-100-004
Application Number: MST2016-00163
Owner: Narges Movasagi
Owner: Movasagi 2006 Trust

Agent: Mark Morando

(This is a revised project description. Proposal for a new 499 square foot accessory building, an exterior shower, a new 700 square foot pool, 49 square foot spa, and associated walls and fencing to an existing 1,799 square foot, single-family residence which includes an "as-built: 154 square foot addition to the dwelling with an attached 749 square foot two-car garage. The project also includes two new gable end additions including 168 square feet with a 78 square foot remodel at the rear master and a 128 square foot den addition. The project includes driveway improvements and 466 cubic yards of cut and fill grading, of which 43 cubic yards will be exported off site. The proposed total of 3,047 square feet on a 23,710 square foot parcel in the Hillside Design District is 65% of the guideline maximum floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review for a zoning modification to allow an accessory building in the front yard.)

(Review After Final is requested for two new gable end additions, one at the rear totaling 168 square feet with a 78 square foot remodel and another off the den totaling 128 square feet; Project must comply with Staff Hearing Officer Resolution No. 039-16 and was last reviewed July 18, 2016.)

Final Approval as submitted of Review After Final changes.

NEW ITEM

E. 203 SANTA ANITA RD

E-3/SD-2 Zone

Assessor's Parcel Number: 051-310-035 Application Number: MST2016-00493

Owner: T. Morse & G. Hessellund Revocable Trust

(Proposal to construct new drainage systems and 68 linear feet of segmented allan block retaining walls to repair slope damage. The project includes approximately 90 cubic yards of grading for the wall and backfill.)

(Action may be taken if sufficient information is provided.)

Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with the condition for the Applicant to consult an Arborist regarding the protection of the Oak tree near the site construction and submit any Arborist report instructions for tree protection.

The ten-day appeal period was announced.

NEW ITEM

F. 2446 GARDEN ST E-1 Zone

Assessor's Parcel Number: 051-150-006 Application Number: MST2016-00497

Owner: Barbara S. Adams 2014 Revocable Trust

(Proposal for a new residential gate totaling 6 feet in height and set back 40 feet from the front property line. The gate system design is to be remote open/close.)

(Action may be taken if sufficient information is provided.)

Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with conditions:

- 1) The rock pattern on the gate will match the existing retaining wall.
- 2) The gate color will be a black finish.
- 3) There was no lighting proposed, therefore, there will be no lighting on the gate.
- 4) The top of the pilasters will be flat.

The ten-day appeal period was announced.

*End Mine *